



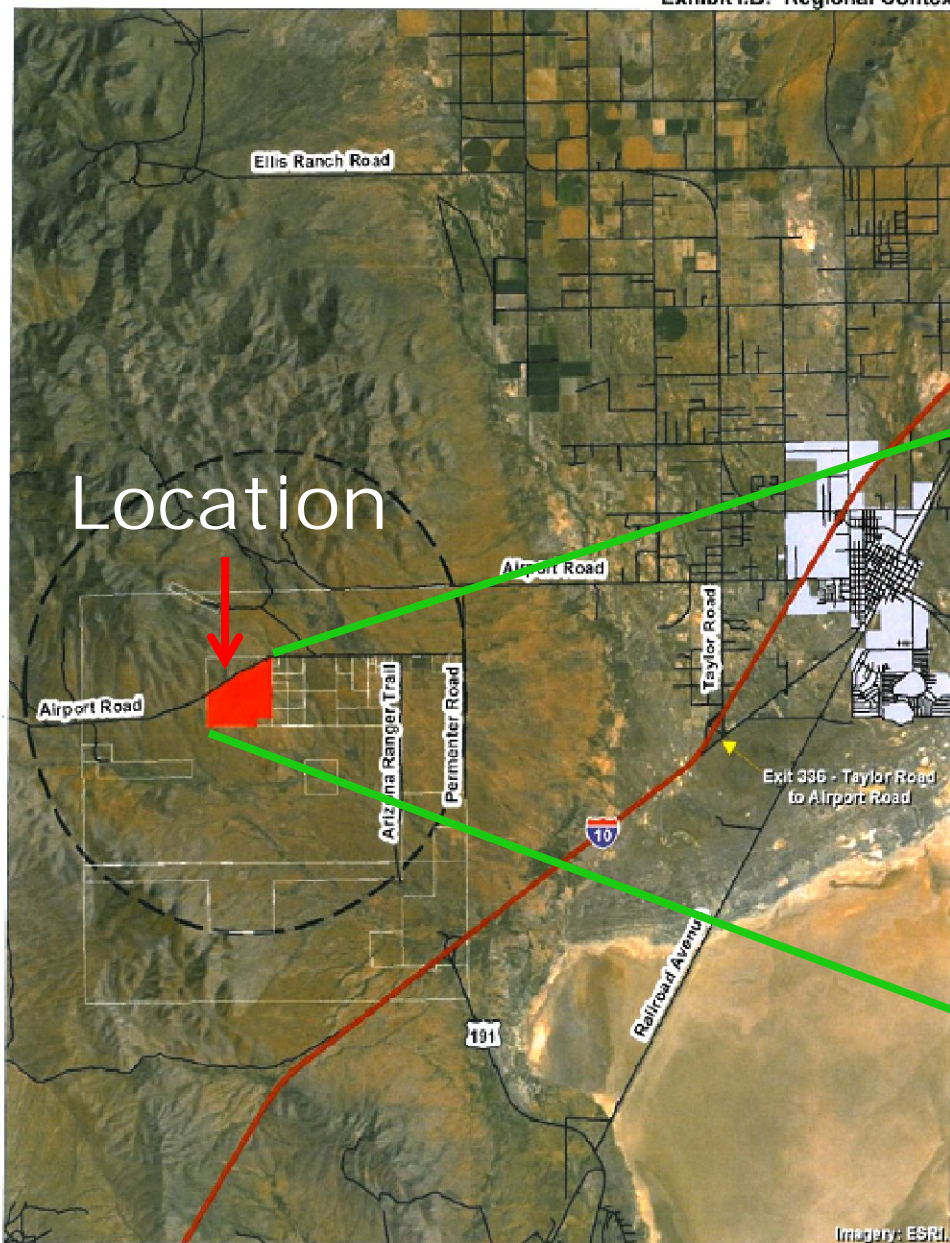
Dockets

MDP-13-01/Z-13-02

Request for a Master Development Plan (MDP)
and
Planned Development (PD) Zoning

Board of Supervisors
July 23, 2013

Exhibit I.B: Regional Context



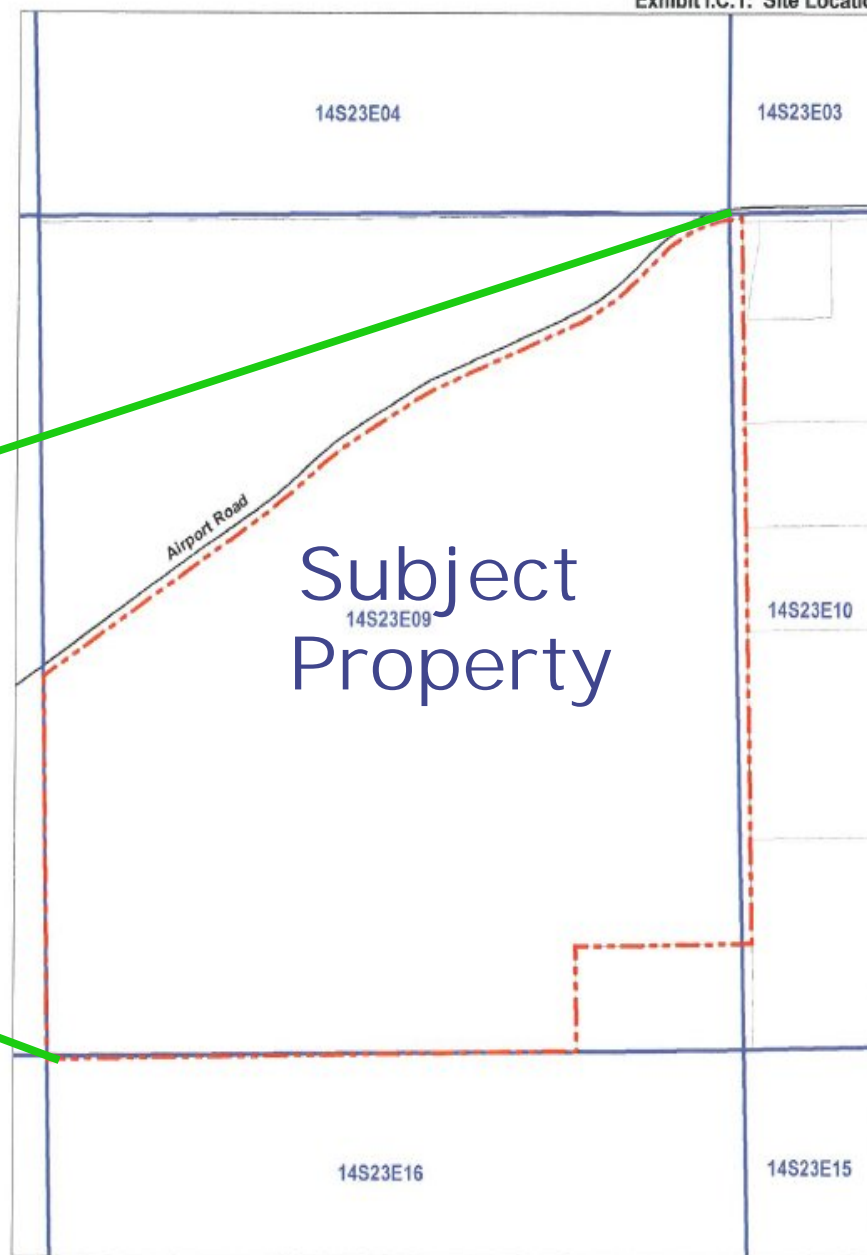
LEGEND

- Master Development Plan Boundary
- 3-mile Radius
- City of Willcox
- Parcels
- Interstate
- Roads

NORTH 0' 600' 1200'

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SOURCE: Cochise County GIS, 2013

Exhibit I.C.1: Site Location



LEGEND

- Master Development Plan Boundary
- Township, Range & Section

Notes:

Project Site is located at:
Township 14S, Range 23E, and Sections 09 & 10
Site Acreage: Approx. 458 AC
Parcel ID #: 209-86-006B

NORTH 0' 500' 1000'

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SOURCE: Cochise County GIS, 2013



MDP-13-01/Z-13-02

Inde Motorsports Ranch

- Located approximately 5.5 miles west of Willcox off Airport Rd.
- Phased mixed-use project would include 3 Development Areas and include a new 2-mile road course, control tower, hangars, clubhouse, and residential uses.
- 312-acres would be zoned Planned Development (PD), while 146-acres would be preserved as open space.
- Request is intended to build upon the existing development and facilitate a long-range vision for the 458-acre site.

Exhibit I.C.2: Aerial Imagery



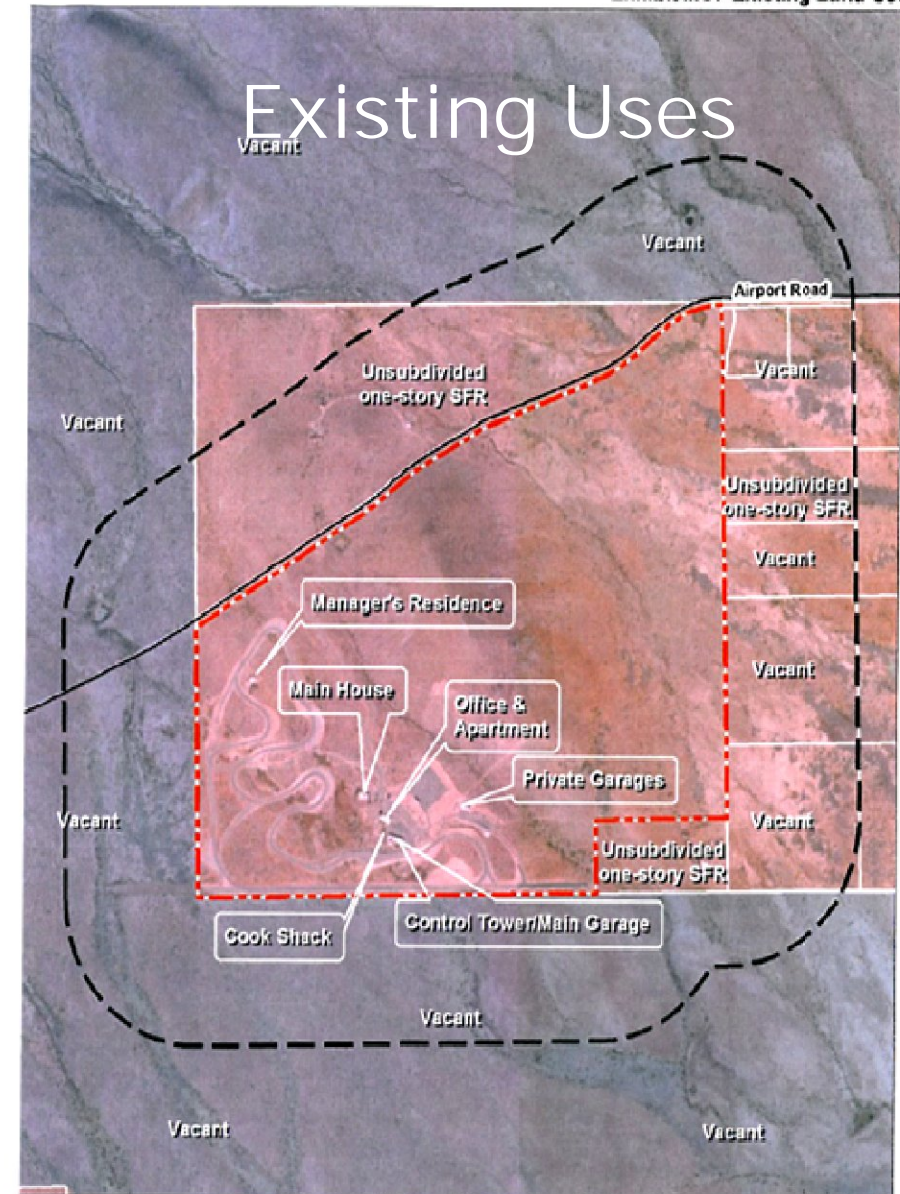
LEGEND

- Roads
- Master Development Plan Boundary



FILE NAME: aerial_location_6x8_IMR-01.mxd
SOURCE: Cochise County GIS, 2013

Exhibit II.C: Existing Land Uses



LEGEND

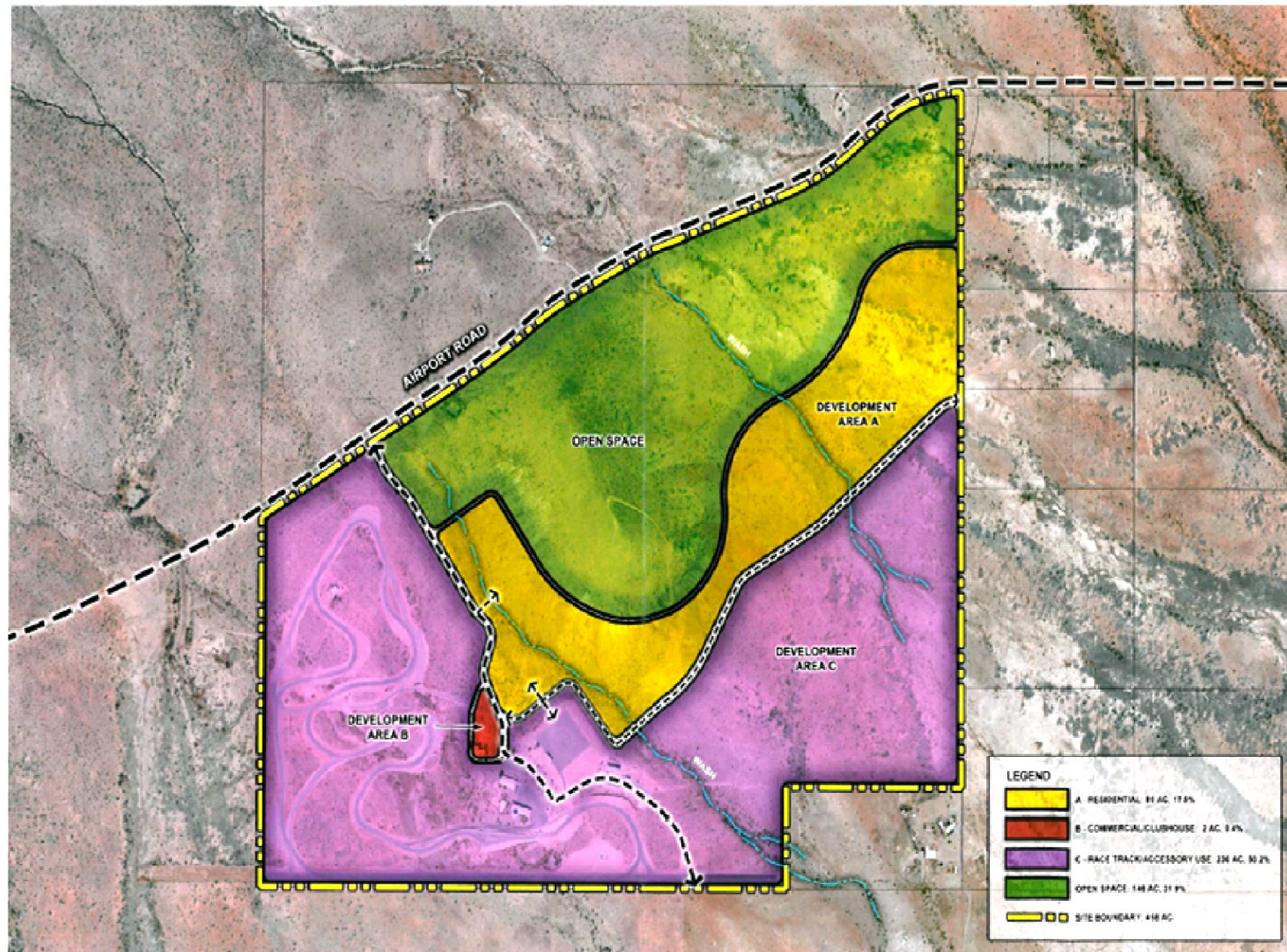
- Master Development Plan Boundary
- 1/4-mile Radius
- Parcels
- Roads

Land Ownership

- Pink: Private
 - Blue: State Trust
- NOTE: RU-4 zoning covers entire map area



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SOURCE: Cochise County GIS, 2013



INDE MOTORSPORTS RANCH



Proposed Development Areas

Development Area A:

- Homes and casitas that would be sold to seasonal and permanent residents;

Development Area B:

- Member facilities, a clubhouse with restaurant, lounge, and locker rooms; and

Development Area C:

- 2-mile road course and possibly additional private garages, airplane hangars and control tower.



Entrance to Inde Motorsports Ranch via W. Airport Rd.



Control Tower & Garages





Members' Facilities & Control Tower





Track





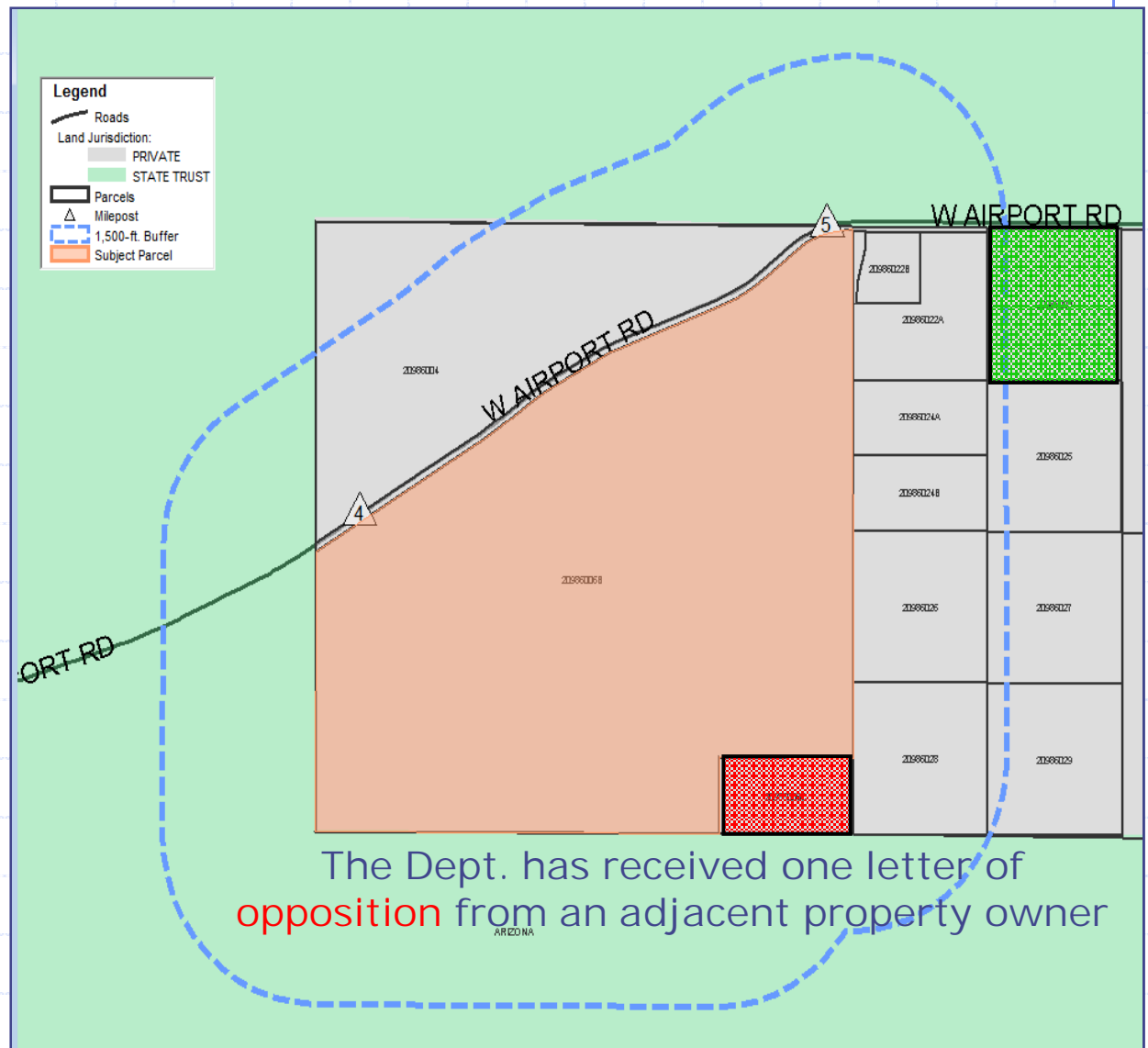
Track



Public Response

To date, the Dept. has received 14 letters of **support**:

- 5 individual owners
- 5 area businesses
- Cochise County Sheriff
- SEAZ Economic Dev. Group
- City of Willcox
- Willcox Chamber of Commerce





Factors in Favor of Approval

1. The development meets the MDP intent, and the PD zoning district and MDP are designed to work as a planned, cohesive development that encourages innovative site design;
2. Rezoning to PD ensures that a large portion of the property is preserved as open space;
3. The project represents an extension of an existing use;
4. Residential units would be provided through the subdivision process rather than by lot-splitting;



Factors in Favor of Approval (cont'd.)

5. The project would attract visitors and their accompanying economic benefits to Cochise County;
6. The projected build out time (approximately 15-20 years) would allow the project to grow based on market demand;
7. The project site is in a remote area of the County; few residents would experience possible off-site impacts;
8. Fourteen (14) letters of support received; and
9. On July 10, the Commission voted unanimously (9-0) to forward a recommendation of Conditional Approval.



Factors Against Approval

1. The project has the potential to generate significant additional traffic that might require offsite improvements;
2. Residential development at the proposed scale would be considered out of character with development in the area; and
3. One (1) neighboring property owner has expressed opposition.

Discussion





Recommendation: Conditional Approval

1. At the time of Tentative Plat submittal, documentation shall be provided indicating evidence that the proposed method(s) of wastewater treatment is approved by the ADEQ and is adequate to accommodate all structures and uses proposed;
2. Prior to first permit issuance, a formal plan for water conservation shall be submitted as part of any draft CC&Rs for the residential developments and/or as a stand-alone water conservation document;
3. Detailed site plans shall be submitted for each phase for review by the appropriate County Departments and agencies. All residential development is subject to the County's subdivision process and must conform to the requirements of the subdivision process;
4. The Applicant shall ensure that noise levels are kept at 65-decibels (Dba) or below along the eastern property boundary for any 30-minute continuous period of operation for the new track;
5. At the time of the first Tentative Plat submittal, a Traffic Impact Analysis (TIA) shall be submitted and approved by the Community Development Department;



Conditional Approval

6. The Applicant shall submit the first Tentative Plat within one year from the date of approval from the Board of Supervisors. If build out of the MDP as proposed is not completed within 15-years from the date of approval, any undeveloped portions of the PD district shall revert to the original RU-4 zoning;
7. Within 90-days from the date of Board of Supervisors approval, the Applicant shall submit a legal description for that portion of the subject property rezoned to Planned Development;
8. The Applicant shall be required to obtain all other necessary permits and licenses prior to the construction or operation of any use described in the MDP. Any use that is not deemed to be in substantial conformance with the submitted MDP application shall be subject to review by the Community Development Department and may be required to undergo an MDP amendment process; and
9. The Applicant shall provide the County a signed Acceptance of Conditions and a Waiver of Claims form arising from ARS Section 12-1134 signed by the property owner of the subject property within thirty (30) days of approval from the Board of Supervisors.



Requested MDP Waivers

1. Section 406.06B13 which requires development not to exceed 5-years from approval unless otherwise approved by the Board of Supervisors; and
2. Section 1503.09 which requires interior (on site) screening of residential portions of PD districts from non-residential uses.